

PETER E GILKES & COMPANY

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FOR SALE

**SMITHY LODGE
310 DUNKIRK LANE
LEYLAND
PR26 7SN**



Price: £385,000

- Spacious residence currently operating as Guest House.
- Eight bedrooms most with en-suite shower rooms.
- Stylishly and meticulously maintained accommodation.
- Convenient location.
- Fittings and equipment available by negotiation.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

CHARTERED SURVEYORS

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description:

An individual residence formed from a cottage, reputed to be some 300 years old together with former Smithy which has been adapted and enlarged to provide a spacious residence from which a Guest House business has been conducted and capable of accommodating 15 guests plus proprietors.

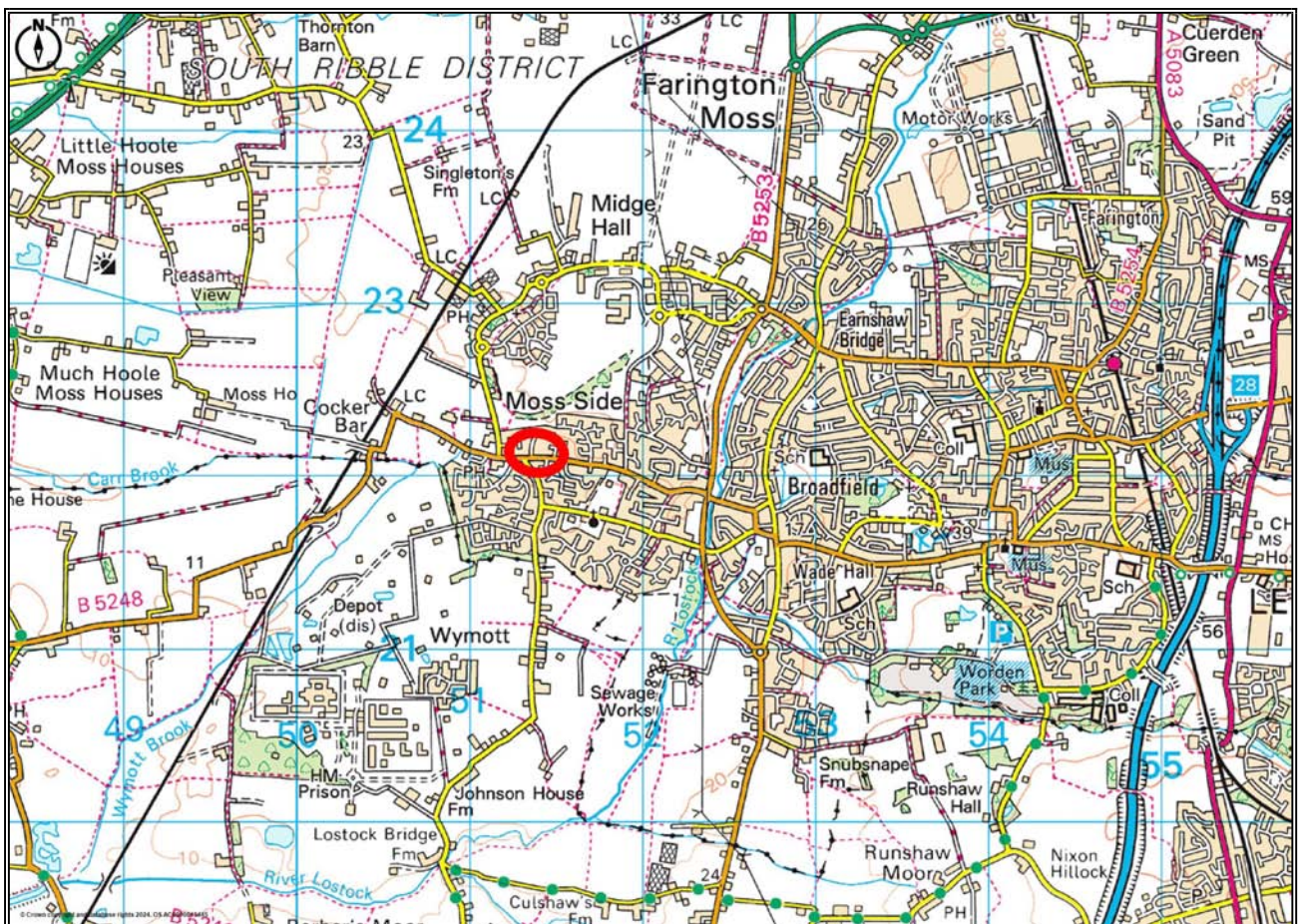
It is set in well-kept gardens with generous parking.

It is conveniently placed for comprehensive neighbourhood amenities including shops, schools etc. and there is easy access to the motorway network and surrounding towns and cities.

Vendors are now seeking to retire and therefore premises are now on offer with the opportunity of continuing the business which has been established for some 35/40 years.

The comprehensive range of fixtures and fittings and equipment are available by negotiation

Location:



Accommodation:

(all sizes are approx.)

Rear Entrance Porch

Lounge 5.1m x 4.9m (16' 8" x 16')
With two central heating radiators

Office 4.3m x 1.8m (14' x 6')
Gas fired boiler supplying central heating system and domestic hot water.

Dining Room 4.9m x 2.8m (16' x 9' 4")

Hallway/Front Entrance

Kitchen 4.9m x 4.1m (16' x 13'7")
Extensive range of fitted base cupboards with contour worktops matching wall cupboards, gas hob with hood above, double oven, plumbing for automatic dishwasher, integrated refrigerator, two freezers.

Bedroom Five 4.8m x 4.0m. (15'8" x 13'3")
Central heating radiator and exposed beams
En-suite shower room with WC and sanitary handbasin and shower cubicle.

Bedroom Four 4.1m x 3.5m. (13'4" x 11'7")
Central heating radiator
With fitted wardrobe, en-suite shower room with WC and sanitary handbasin and shower cubicle.

Corridor

Central heating radiator and leading to: -

Toilet

Low flush WC and washbasin

Laundry Room 2.6 m x 2.0m (8'6" x 7'8")
Fitted base cupboards with contour worktops, matching wall cupboards, inset sink and facilities for washing machines and tumble dryers.

Bedroom One 3.9m x 2.3 m. (12'10" x 7'8")
Central heating radiator
Pedestal washbasin .

Bedroom 2 3.8m x 2.7m (12'4" x 7'8")
Central heating radiator and pedestal washbasin.

Bedroom 3 4.1m x 2.3 m. (13'7" x 7'8")
Central heating radiator and pedestal washbasin.

Bathroom

Modern 3-piece suite
Panelled bath, pedestal washbasin, low flush WC
Tiling to walls and floor, heated towel rail.

Shower Room

With facilities for disabled use, consisting of shower over wet area, pedestal washbasin, low flush WC, tiling to walls and floor and heated towel rail.

First Floor

Landing Area

Central heating radiator

Bedroom Six 3.9m x 3.4m (12'8" x 11'3")

Central heating radiator

En-suite shower room with WC, washbasin and shower cubicle.

Bedroom Seven 6.1m x 2.9m (20' x 9'6")

Two central heating radiators, en-suite shower room with pedestal washbasin and low flush WC, shower cubicle and heated towel rail.

Bedroom Eight 4.7m x 4.6m (15'6" x 15'3")

Fitted wardrobes, fitted drawers with glass tops, store cupboard en-suite shower room with WC, sanitary hand washbasin and large shower cubicle.

Outside

Side courtyard providing parking for six vehicles.

Rear parking area providing additional parking for eight vehicles.

Landscaped area with ornamental pool and Gazebo.

Rear lawn.

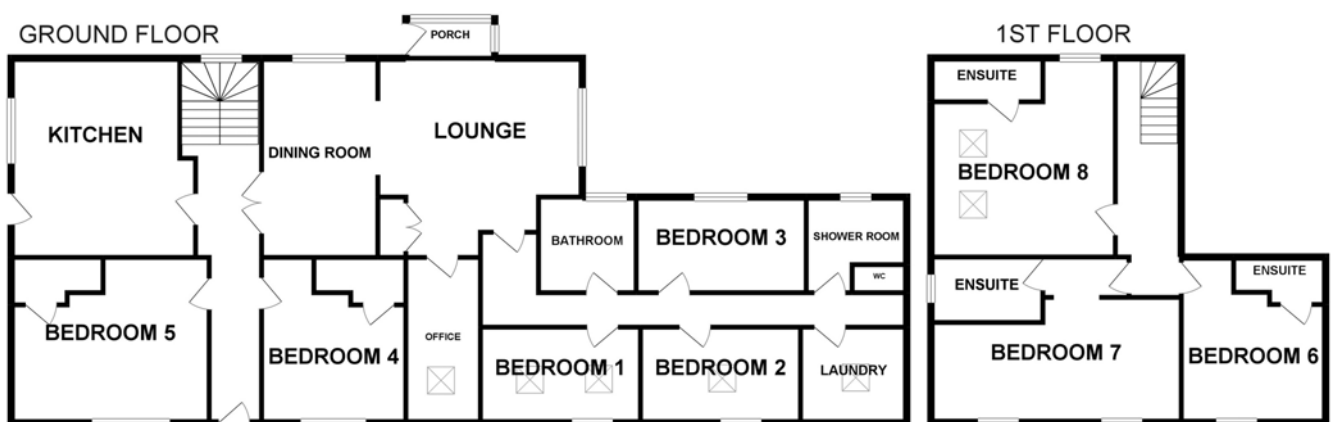
Garage

5.6m x 4.4m (18'6" x 14'6") with roller shutter door, electric light and power installed.

Store

4.4m x 1.7m (14'6" x 5'6") with panelled walls, electric light and power installed and refrigerator, and storage racking.

Floor Plan:



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Energy Rating:** The property has an Energy Rating of D.
- Tenure:** The site is Freehold and free from Chief Rent.
- Assessment:** The premises are described as Guest House and Premises and assessed at a Rateable Value of £3,700 per annum, and possibly eligible for Small Business Rate Relief.
- The private accommodation has been placed in Band A for Council Tax purposes.
- Services:** Mains gas, electricity and water supplies are laid on, drainage is to main sewer.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires and any other appliances and fittings where applicable.

